

UNOFFICIAL COPY

Doc#: 2109220134 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/02/2021 07:47 AM Pg: 1 of 4

Dec ID 20210301672060
ST/CO Stamp 1-739-223-568

Prepared By:

Margaret Daun, Attorney at Law, 13805 W. Burleigh Rd, Ste 100, Brookfield, WI 53005

Mail Tax Statement to: Madhavi Ryali

615 Justina Street, Hinsdale, IL 60521

Return to: Better Settlement Services, LLC

600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Permanent Real Estate Index Number: 18-06-117-007-0000

QUITCLAIM DEED

MADHAVI RYALI, a single woman, whose mailing address is 615 Justina Street, Hinsdale, IL 60521 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 (\$10.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto MADHAVI E. RYALI, not personally, but as Trustee, under the terms and provisions of the MADHAVI E. RYALI TRUST AGREEMENT dated April 11, 2018, in fee simple, whose address is 615 Justina Street, Hinsdale, IL 60521, hereinafter, "Grantee," the following described real estate situated in the County of DuPage, in the State of Illinois, to-wit:

Lot 7 in Block 9 in Jefferson Gardens, a subdivision of part of the West 1/2 of Section 8 Township 18 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property conveyed unto Grantor by Quitclaim Deed recorded * _____
_____ in the Office of the County Recorder for the
County of DuPage, State of Illinois.

Property Address: 615 Justina Street, Hinsdale, IL 60521

This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

* Being simultaneously recorded herewith

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IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 18 day
January, 2021.

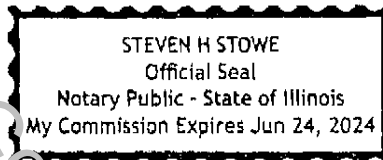
[Signature] (Seal)
MADHAVI RYALI

STATE OF ILLINOIS }
COUNTY OF DuPage } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, MADHAVI RYALI, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes herein set forth.

Given under my hand and notarial seal, this day of 1/18, 2021.

[Signature]
Notary Public
My Commission expires: 6/24/2024



This copy is provided by the Recorder for use in DuPage County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph E Section 31.45, Property Tax Code

Date: 1/18/2021

Signature of Grantor: [Signature]
MADHAVI RYALI

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 19-Mar-2021

COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00



18-06-117-007-0000 | 20210301672060 | 1-739-223-568

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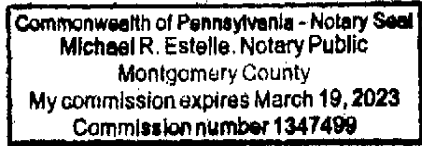
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated February 8, 2021

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said REBEKAH SCHUECK
This 8, day of FEBRUARY, 2021
Notary Public [Signature]

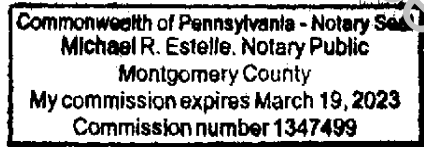


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date February 8, 2021

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said REBEKAH SCHUECK
This 8, day of FEBRUARY, 2021
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)